077.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,100 / 1,124,100
					USE VALUE:	1,124,100 / 1,124,100
					ASSESSED:	1,124,100 / 1,124,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCISAAC LILLIAN D & ROBERT
Owner 2:	
Owner 3:	
Street 1:	41 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .364 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Stone Veneer Exterior and 3168 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15874.000	496,700		627,400	1,124,100
Total Card	0.364	496,700		627,400	1,124,100
Total Parcel	0.364	496,700		627,400	1,124,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.83 | /Parcel: 354.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48656

GIS Ref

GIS Ref

Insp Date 11/15/18

!6395!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	496,700	0	15,874.	627,400	1,124,100		Year end	12/23/2021
2021	101	FV	478,800	0	15,874.	627,400	1,106,200		Year End Roll	12/10/2020
2020	101	FV	477,600	0	15,874.	627,400	1,105,000	1,105,000	Year End Roll	12/18/2019
2019	101	FV	378,100	0	15,874.	627,400	1,005,500	1,005,500	Year End Roll	1/3/2019
2018	101	FV	378,100	0	15,874.	537,700	915,800	915,800	Year End Roll	12/20/2017
2017	101	FV	378,100	0	15,874.	501,900	880,000	880,000	Year End Roll	1/3/2017
2016	101	FV	378,100	0	15,874.	430,200	808,300	808,300	Year End	1/4/2016
2015	101	FV	376,300	0	15,874.	385,400	761,700	761,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:50:40

LAST REV

Date	Time
04/30/19	14:23:52
apro	

PAT ACCT. 6395

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LILA DER	28953-345		8/11/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	48656
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1976	Redo Bat	21,463					
4/13/2011	274	Redo Bas	23,228					REMODEL EXISTG BMT

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	CC	Chris C
6/9/2011	Info Fm Prmt	BR	B Rossignol
2/18/2009	Meas/Inspect	372	PATRIOT
10/14/1999	Meas/Inspect	256	PATRIOT
7/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15874		Sq. Ft.	Site		0	70.	0.56	4									627,350						627,400	

Total AC/HA:	0.36442	Total SF/SM:	15874	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	627,350	Spl Credit		Total:	627,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	16 - Stone Veneer		
Sec Wall:	7 - Brick	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.24659085
Const Adj.:	1.04064333
Adj $ / SQ:	129.726
Other Features:	110500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610153
Depreciation:	113488
Depreciated Total:	496665

COMMENTS

OF=BMT SINK. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1

Totals		
1	6	3

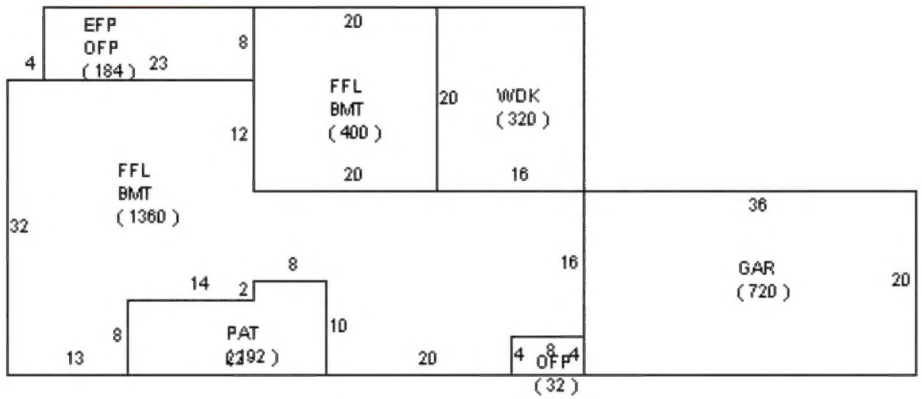
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.97
Special Features:	0	Val/Su Net:	96.41
Final Total:	496700	Val/Su SzAd	282.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,760	76.280	134,250
FFL	First Floor	1,760	129.730	228,317
GAR	Garage	720	19.220	13,841
WDK	Deck	320	9.500	3,039
OFP	Open Porch	216	25.120	5,426
PAT	Patio	192	4.370	840
EFP	Enclos Porch	184	43.730	8,046

Net Sketched Area:	5,152			Total:	393,759
Size Ad	1760	Gross Area	5152	FinArea	3168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

077.0-0001-0005.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	